



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**40 Greenwich Heath NW**  
**Calgary, Alberta**

**MLS # A2260693**



**\$1,249,500**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	3,047 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Views		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** na

Welcome to 40 Greenwich Heath NW, an architectural masterpiece and one-of-a-kind four-story Modern Brownstone by Partners, located in the prestigious community of Upper Greenwich. As Calgary's only Modern Brownstone fronting a canal, this residence offers a lifestyle defined by tranquility, sophistication, and captivating water views. Drawing inspiration from the timeless elegance of 19th-century brownstone architecture and blending it seamlessly with modern design, this no-condo-fee home reflects unmatched craftsmanship and a remarkable location. Steps from the Bow River, Calgary Farmers' Market West, and countless amenities, it offers both urban connectivity and natural serenity. Currently under construction, the home provides the rare opportunity to collaborate with an award-winning designer. Purchasers are invited to personalize interior selections while being guided to create a curated living space tailored to their vision. Every level of this home showcases Partners' renowned attention to detail. A private elevator, rooftop patio, and oversized heated rear-attached double garage are only the beginning. The expansive entryway opens to a flexible office or bedroom, complete with a full bathroom and mudroom. The main living floor is an entertainer's dream with soaring 10-foot ceilings, oversized windows, a chef-inspired kitchen, generous dining space, and a fireplace-anchored living room that flows seamlessly to a rear deck with enclosed storage. A powder room with floating vanity adds an elegant touch. The third floor is designed for rest and retreat. The primary suite offers a spa-like ensuite with in-floor heating, dual vanities, a fully tiled glass shower, and a freestanding soaker tub. Two additional bedrooms, a full bathroom, and a thoughtfully designed laundry room complete this level. The top floor is built for entertaining and

relaxation, featuring a wet bar with beverage fridge and access to a private rooftop patio with hot tub rough-in, providing the perfect vantage point to enjoy the canal views. Advanced mechanical systems ensure energy efficiency and year-round comfort, while the surrounding master-planned community of Upper Greenwich enhances everyday living. Residents enjoy walking paths, sports courts, playgrounds, and convenient shops and dining, with WinSport only minutes away and the Rocky Mountains within a 45-minute drive. 40 Greenwich Heath NW is more than a home. It is a statement of design, location, and lifestyle, and a rare opportunity to own Calgary's only waterfront Modern Brownstone.